



## **RM-16 – Residential Multi-Family High Density District**

### **Section 7-8-7 – Unified Development Ordinance City of Asheville Zoning Districts**

(a) *Purpose.* It is the intent of the RM-16 Residential Multi-Family High Density District to permit a full range of high density multi-family housing types along with limited institutional, public and commercial uses appropriate within high density residential areas. It is intended that this district be located near employment centers, shopping facilities, roads and other urban infrastructure capable of handling the demand generated by high density residential development.

(b) *Permitted uses.*

Residential.

- Dwellings, multi-family
- Dwellings, single-family detached
- Dwellings, single-family zero lot line

Recreational.

- Arboretums
- Golf courses
- Passive parks
- Recreational uses, governmental
- Recreational uses, related to residential development

Institutional.

- Orphanages

Public/semi-public.

- Community centers
- Fire/police stations
- Libraries

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Other.

Cemeteries, columbariums

(c) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements, or a conditional use in the RM-16 Residential Multi-Family High Density District is prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

(d) *Uses by right, subject to special requirements.* See article XVI for specific requirements.

Accessory apartments  
Accessory structures  
Adult day care centers  
Adult day care homes  
Antenna  
Assisted living facilities  
Bed and breakfast homestays  
Bed and breakfast inns  
Boardinghouses  
Child day care centers  
Child day care homes  
Cottage developments  
Family care homes  
Fraternity and sorority houses  
Group homes  
Home occupations  
Places of worship  
Public utilities and related facilities  
Recreational uses, restricted to membership, non-profit  
Residential related community services  
Schools  
Townhouses  
Vacation rentals  
Wireless telecommunication facilities, concealed  
Wireless telecommunication facilities, co-located  
Wireless telecommunication facilities, microcell

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(e) *Conditional uses.*

Ancillary non-residential uses in residential districts  
Development standard bonuses for residential zoning districts  
Level III projects

(f) *Development standards.*

- (1) *Density standards.* The maximum residential density in the RM-16 District shall be one dwelling unit per 2,500 square feet of lot area.
- (2) *Structure size standards.* None required.
- (3) *Lot size standards.* The minimum lot size in the RM-16 District shall be 5,000 square feet for multi-family development; 2,500 square feet for attached single family development and 3,500 square feet for detached single family development.
- (4) *Lot width standards.* Lots in the RM-16 District shall have a minimum width of 50 feet.

(5) *Setback standards.* The following minimum setbacks shall be required for uses in the RM-16 District.

Front:		15 ft.
Side:	Single family detached and multi-family 4 or fewer units per building:	6 ft.
	More than 4 units per building:	15 ft. for first unit, 2 ft. additional for each additional unit up to a maximum required setback of 40 ft.

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Rear:	Single-family detached and multi-family with 4 or fewer units per building	15 ft.
	More than 4 units per building	15 ft. for first units, 2 ft. additional for each additional unit up to a maximum required setback of 40 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* None.
- (7) *Height standards.* The maximum height of structures in the RM-16 District shall be 40 feet.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required setback.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter.
- (11) *Access standards.* None.
- (12) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.
- (13) *Design and operation standards.* None required.

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- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2506, § 1, 8-11-98; Ord. No. 2527, § 1, 11-10-98; Ord. No. 2584, § 1(f), 6-22-99; Ord. No. 2663, § 1(f), 2-8-00; Ord. No. 2664, § 1(g), 2-8-00; Ord. No. 2735, § 1d., 8-22-00; Ord. No. 2772, § 1(c), 11-28-00; Ord. No. 2871, § 1(f), 11-27-01; Ord. No. 2901, § 1(g), 3-12-02; Ord. No. 3031, § 1(f), 6-10-03; Ord. No. 3064, § 1(d), 10-14-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3489, § 1(b), 6-19-07; Ord. No. 3572, § 1(i), 1-8-08; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08)